PLANNING AND DEVELOPMENT
200 3rd Street North
Fargo, North Dakota
Phone: (701)241-1474
Fax: (701) 241-1526
E-Mail: planning@cityoffargo.com
www.cityoffargo.com

MEMORANDUM

TO: Renaissance Zone Authority

FROM: Derrick LaPoint, Planner

DATE: December 12, 2016

RE: Renaissance Zone Authority Meeting Agenda

RENAISSANCE ZONE AUTHORITY
Monday, December 19, 2016 at 9 a.m. (City Commission Room)
Agenda

1. Approve Order of Agenda
2. Approve Minutes: Regular Meeting of November 16, 2016 (Attachment 1)
3. Review application from North 500 Block LLC (Rehabilitation) at 508½ Broadway North (Attachment 2)
4. Proposed 2017 RZA Meeting Calendar (Attachment 3)
5. Other Business

Renaissance Zone Authority meetings are broadcast live on cable channel TV Fargo 56 and can be seen live by video stream on www.cityoffargo.com/streaming. They are rebroadcast each Friday at 2:30 p.m. for one month following the meeting.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 241-1474 or TDD at 241-8258. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo Web site at www.cityoffargo.com/RenaissanceZoneAuthority.

RENAISSANCE ZONE AUTHORITY
MINUTES

Regular Meeting: **Wednesday:** **November 16, 2016:**

The Regular Meeting of the Renaissance Zone Authority of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 10:00 o'clock a.m., Wednesday, November 16, 2016.

The Renaissance Zone Authority members present or absent were as follows:

Present: Commissioner Dave Piepkorn, Bruce Furness, Cari Luchau, Deb Mathern, Steve Swiontek, Chad Peterson

Absent: Dr. Dean Bresciani, Commissioner Tony Grindberg

Chair Mathern called the meeting to order.

Item 1: Approve Order of Agenda
Member Peterson moved the Order of Agenda be approved as presented. Second by Member Furness. All Members present voted aye and the motion was declared carried.

Item 2: Minutes: Regular Meeting of April 18, 2016
Member Peterson moved the minutes of the April 18, 2016 Renaissance Zone Authority meeting be approved. Second by Member Swiontek. All Members present voted aye and the motion was declared carried.

Item 3: Review Application from DFI Black Building LLC (Rehabilitation) at 110 & 114 Broadway North: APPROVED
Planner Derrick LaPoint presented this item and stated staff is recommending approval as the proposal does meet the guidelines and all required approval criteria.

Mike Zimney, Project Manager at Kilbourne Group, spoke on behalf of the project.

Member Peterson moved to approve the application submitted by DFI Black Building LLC, and to grant the property tax exemption and the State income tax exemptions as allowed by the North Dakota Renaissance Zone law, contingent upon completion of the project and verification of costs. Second by Member Luchau. On call of the roll Members Luchau, Swiontek, Mathern, Furness, Piepkorn, and Peterson voted aye. Absent and not voting: Members Bresciani and Grindberg. The motion was declared carried.

Item 4: Draft Renaissance Zone Program Report
Derrick LaPoint presented the Renaissance Zone Program Report which provided summary highlights of the Renaissance Zone Program. He reviewed with the Board projects that have completed exemptions, ongoing Renaissance Zone exemption projects, and Renaissance Zone property value comparisons.

Item 5: Other Business
No other business was discussed.

The time at adjournment was 10:36 a.m.

Staff Report
Renaissance Zone Application for
North 500 Block LLC (254-F)
508½ Broadway North

Project Evaluation:

The City of Fargo received a Renaissance Zone application from North 500 Block LLC to rehabilitate the existing structure at 508½ Broadway North. Pursuant to the application, the intent of the project is to complete exterior and interior renovations including new windows, HVAC and electrical. The renovation would gut the second floor apartments and reuse it as upscale office space. The building consists of a two-story, 5,040 SF, building constructed in 1914. The ground floor retail was recently renovated and the focus of this project will be on the second floor.

The estimated completion is June 2017 with a tenant occupancy shortly thereafter.

The Planning Department has reviewed the application and has provided a project ranking based on the analysis below.

Lines 1: Use consistent with the RZ Plan (as per Visions and Goals): As noted in the 2015 Renaissance Zone Development Plan the desired land use on Block 2 is identified as *mixed-use with ground floor retail/commercial and upper level housing.* As proposed, the project will contribute to a number of goals and objectives as outlined in the RZ Plan as follows:

1. *Activity Generator [goal]*: Develop activity generating enterprises along Renaissance Zone's major commercial corridors: Broadway/2nd Avenue.

   The project is in one of the most visible corridors of downtown. The second floor apartments have been underutilized for a number of years. The applicants goal is to convert the dated apartments into upscale office space that will generate more business and traffic on Broadway.

2. *Walkable Districts [goal]*: Create "walkable districts" that integrate a wide range of activities and land uses; thus encouraging on-street activity…

   The project will enhance the overall walkability of downtown Fargo by creating a new office space along one of the busiest corridors in downtown.

3. *Ground Floor Uses [goal]*: Reserve ground floor land uses to those that will encourage streets to come to life – shops, offices, cafes, restaurants and other "public" facilities.

4. *Neighborhood Center [goal]*: *Make "Broadway" Fargo's "Main Street" – a pedestrian-friendly, mixed-use magnet that anchors downtown neighborhoods.*

5. *Urban Design [goal]:* Projects will embody strong urban design principles inclusive of building massing and form, building materials, pedestrian orientated design, streetscape, building orientation and recognition of the importance of defined block corners, architectural style, high building coverage percentages, limited setbacks or downtown district appropriate setbacks, design longevity and street level transparency.

   The applicant intends to maintain the historic value of the property. The office space will have a distinct downtown character by revealing and rejuvenating the wood, steel and brick on the interior and exterior of the building.

6. *Transportation [goal]:* Manage downtown transportation, accessibility and parking issues in a manner that will allow for further commercial developments and will make the entire area more user-friendly.

Broadway is one of the most walkable streets in the City and added office space will only add to the number of people walking around downtown. In addition, MatBus routes, LinkFM and a Great Rides Bike Share station are all located near the project.

7. *Safe Streets – Safe Neighborhoods [goal]*: Encourage safe streets and safe neighborhoods by relying on and utilizing the "natural surveillance" of lively and active streets.

   The renovation of the building will add more employees and customers to our downtown creating more "eyes of the street".

8. *High Quality Housing [goal]:* Continue to encourage the production of unique high quality housing that is developed in areas targeted for residential development or as a component of a mixed-use project.

9. *Infill [goal]:* Encourage and actively pursue projects that increase the productivity of underutilized property such as surface parking lots, vacant land and parcels with low building to land value ratios. Infill projects shall conform and be consistent with urban design principles as set forth in Goal 5, above..

10. *Housing Amenities [goal]:* Integrate quality housing with public open space and neighborhood amenities, requiring the enhancement of existing amenities in conjunction with the creation of new ones.

11. *Downtown Entryways [goal]:* Enhance auto entry experiences with landscaping improvements to all major corridors (Broadway, Roberts St, 1st/NP Avenue, Main Avenue) and gateway statements at Broadway/Main Avenue, Broadway/6th Ave N, 1st Avenue/Red River, Main Avenue/Red River and Main Ave/10th Street N.

12. *The Place to Be [goal]:* Make downtown the entertainment/cultural/recreational center of the city… Make downtown a key destination for visitors/conventioneers and a key destination for residents.

13. *A Place Like No Other [goal]:* Highlight the unique historic character of the Renaissance Zone by placing a high value on historic preservation and overall awareness of the history of the area.

14. *24 Hours a day – 7 Days per Week – 365 Days a Year [goal]:* Design spaces, facilities and features that will attract people to the area both day and night, on weekdays and weekends, and during all seasons of the year.

15. *Connections and Coordination [goal]: …* Strong connections between people, places and things to do are vital to creating a strong sense of community.

(8/10 points)

Line 2: Will exterior rehabilitation or the proposed improvements be sufficient to eliminate any and all deteriorated conditions that are visible on the exterior of the building? Does the project scope address the interior and exterior of the building in a comprehensive manner?:

Proposed improvements will include: new windows, brick restoration and repair, HVAC and electrical updates will be remediated. The rehabilitation project is sufficient to eliminate any deteriorated conditions that are visible on the exterior of the building.

(8/ 10 points)

Line 3: Does the investment comply with the minimum State standard that requires an investment of no less than 50% of the current true and full valuation of the building?:

The property is currently assessed at $280,400. The applicant has proposed a total rehabilitation investment of $148,000 which exceeds the required 50% investment guideline. These improvements will result in $57 per SF (RZ minimum is $40 per SF) being invested into the existing space.

(10 / 10 points)

Line 4: Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in the RZ Plan?:

Pursuant to City of Fargo Renaissance Zone standards, in order to qualify for consideration, a project must meet a minimum $40 per square foot capital improvement threshold for commercial rehabilitation and $100 per square foot for any new construction.

According to the application the structure accommodates 5,040 square feet, as follows:

508½ Broadway North
Ground Floor – 2,520 SF (McNeal & Friends – Furniture Store)
2nd Floor – 2,520 SF (Terrace Apartments)

Overall, the application estimates a total capital investment of $148,000 which calculates to approximately $57 per square foot.

(10 / 10 points)

Line 5: **Sub-Total:** The sub-total of lines 1–4 equals 40 points.

~~**Line 6: Use consistent with the RZ Plan (as per Visions and Goals)?:**~~

~~**Line 7: Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in the RZ Plan?**~~

~~**Line 8: Tenant must be leasing space in a building that has been approved as a Zone project: NA**~~

Line 9: The new construction or proposed improvements are representative of "High Priority Land Uses" as defined in the RZ Plan: These criteria are defined by four sub-categories, as follows:

***Primary Sector Business*: N/A**

***Active Commercial, Specialty Retail or Destination Commercial*: The proposed project will re-purpose existing underutilized apartment to an upscale office use. Renovations will allow the building to occupy more tenants and employees.**

***Mixed Use Development*: The proposed project will incorporate office on the second floor with the ability for retail and/or office on the ground floor. No housing will be associated with this project.**

***Large, upscale residential units*: N/A**

(5 / 10 points)

Line 10: The investment is located in a 'Target Area' as defined by the RZ Plan**:**

1) Parcels that have been vacant or underutilized for an extended period of time:

The second floor of the building has been underutilized and in need of upgrades for a number of years. The Idelkope Building has been a historically significant building in our downtown since it was constructed in 1914.
(3/5 points)

2) Parcels specifically targeted for clearance:

The RZ Plan designates Block 2 as being appropriate mixed use development with ground floor retail/commercial and upper level housing.
(2/5 points)

(5 / 10 points)

Line 11: The project will create civic space or public space and/or will enhance pedestrian connectivity, streetscape amenities or will contribute to street level activation:

This project will enhance and strengthen the Broadway corridor by renovating an existing structure into upscale office. The renovation will improve the appearance of this gateway in the downtown core. The project will improve the overall appearance and contribute to the overall level of activity in the downtown core.

(10/ 10 points)

Line 12: Consideration and analysis as to the total actual investment in the project:

As proposed, the rehabilitation project and improvement costs exceed both the 50% (true and full value of the building) and $40 per square foot requirement. As previously noted, the application represents a total estimated investment of $148,000.

(10 / 10 points)

Line 13: Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community:

The project does not involve the movement or relocation of a business from another North Dakota community.

(10 / 10 points)

Line 14: Is the project located within a historic district? Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?

This property is located outside the boundary of the Downtown Historic District. The Idelkope Building was constructed in 1914. Since 1932, the second floor has been used as a hotel or apartment including the Continental Hotel, the Northern Hotel, the Langholt Hotel and now the Terrace Apartments. The proposed rehabilitation project will preserve the integrity of the building and create a new office location.

(10 / 10 points)

Summary:

This application received a score of 86 on a 100-point scale. The applicant met all required criteria and the use is consistent with the RZ Plan. In addition, the proposed rehabilitation project surpasses the local capital improvement requirement of $40 per square foot for a commercial rehab and $100 per square foot for new construction.

This project is consistent with the RZ Plan as activity generators and urban design are important initiatives highlighted in the plan. The proposal will increase activity in the Broadway corridor.

The amount invested in the project exceeds state and local guidelines. The project does not involve the relocation of commercial businesses from another North Dakota city. The applicant is not seeking historic preservation tax credits.

This project will make use of a structure that is currently underutilized. Staff believes that this project will be a benefit to the downtown community and will positively contribute to the health of surrounding businesses.

Suggested motion:

Approve the application submitted by North 500 Block LLC and to grant the property tax exemption and the State income tax exemptions as allowed by the ND Renaissance Zone law contingent upon completion of the project and verification of costs.

	Minimum Criteria (Proposals involving the purchase of income-generating property)		
		Staff Rating	Member Rating
1*	Use consistent with the plan (as per Vision and Goals)	8	
2*	Exterior rehabilitation sufficient to eliminate any and all deteriorated conditions that are visible on the exterior of the building	8	
3*	Re-investment that totals no less than 50 percent of the current true and full valuation of the building	10	
4	The investment totals at least $40 in capital improvements per square foot for commercial properties or $25 in capital improvements per square foot for residential properties (The authority may waive the square foot investment requirement for certain projects)	10	
5	**Sub Total**	**36**	
	Minimum Criteria (Proposals involving new construction or additions)		
~~6~~	~~Use consistent with the plan (as per Vision and Goals)~~	~~12~~	~~NA~~
~~7~~	~~Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in the RZ Plan?~~	~~10~~	~~NA~~
~~8~~	~~Tenant must be leasing space in a building that has been approved as a Zone project~~	~~NA~~	~~NA~~
	Project Review Guidelines (Rate 1-10)		
9	The new construction or proposed improvements are representative of "High Priority Land Uses" as defined in the RZ Plan: • Primary sector business • Active Commercial, Specialty Retail and/or Destination Commercial • Mixed use development (combination of housing, commercial, and/or retail uses in a horizontal or vertical fashion) • Large, upscale residential units	5	
10	The investment is located in a 'Target Area' as defined by the RZ Plan: • Parcels that have been vacant or underutilized for an extended period of time • Parcels specifically targeted for clearance	5	
11	The project will create civic space or public space and/or will enhance pedestrian connectivity, streetscape amenities or will contribute to street level activation: • Incorporation of "civic" or "public" space within a redevelopment proposal will receive additional consideration • Demonstrated commitment to strengthening pedestrian corridors and issues of "connection" • Attention to streetscape amenities • Contribution to street activity	10	
12	Consideration and analysis as to the total actual investment in the project: • Consideration can be given for the level of capital investment in a project. (i.e., additional consideration can be given for higher levels of investment)	10	
13	Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community: • Commercial tenants that are re-locating within the Downtown Area (as defined by the 1996 Downtown Area Plan) are not eligible for tax incentives without special approval from the Zone Authority • Commercial tenants that are relocating from a North Dakota community (other than Fargo) to the Fargo Renaissance Zone are not eligible for tax incentives without special approval from the Zone Authority.	10	
14	Is the project located within a historic district? Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective? • Although not included in the Project Review Guidelines, historic preservation is considered an important component of downtown projects even when Historic Preservation and Renovation Tax Credits are not being requested.	10	
15	**Sub Total**	50	
16	**Total Rating (100 possible points)**	**86**	

7 ST N
6 AVE N
Subject Location
BROADWAY N
ROBERTS ST N
4 AVE N

CITY OF FARGO
RENAISSANCE ZONE PROJECT APPLICATION

REHABILITATION OR PURCHASE (NEW CONSTRUCTION)

Attn: This application must be approved by all local and state review entities prior to beginning rehabilitation work.

1. Street address, legal description, and Renaissance Zone Block number of proposed project. If the proposed project involves more than one parcel, please provide relevant information for each parcel.

508 1/2 Broadway North
Fargo, North Dakota

Lot 6, of Kirkham's Subdivision of Block "E" of Chapin, Johnson and Barrett's Addition to the City of Fargo, Cass County, North Dakota.

Renaissance Zone Block Number: 3A

2. Current property owner(s).

North 500 Block, LLC and Icon Properties, LLP as tenants-in-common.

3. Name of applicant(s), mailing address, Federal ID number or SSAN, and type of entity (partnership, LLC, S-corporation, etc.).

North 500 Block, LLC
1 2nd Street N, Suite 102
Fargo, ND 58102

Fed ID #:
North Dakota Limited Liability Company

4. Current use of property.

The ground floor is currently leased as retail storefront and was recently fully renovated. The second floor is currently leased as apartment units. The current apartment units are more appropriately described as "sleeping rooms," as the units do not have dedicated plumbing or any amenities.

5. Square footage of the lot and of the building (list each floor separately)

Lot size: 2,584 sf

Building size: approximately 2,520 sf per floor (2 levels). Total = 5,040 sf

Describe the impact this project has on any historical properties

The subject property was built in 1914. The address 508 ½ Broadway is the second floor of the Idelkope Building. In 1932, the second floor was known as the Continental Hotel. From 1930 to 1936, it was known as the Northern Hotel. Later, it was known as the Langholt Hotel and is now known as the Terrace Apartments.

The property is on a hard corner that serves as the north bookend of Broadway and is directly across Broadway from the Ford Building. With its integral location on Broadway, it is important that the property remain vibrant and reach its highest and best use for the Fargo community.

6. Type of project (purchase, rehabilitation, lease, purchase with major improvements, historic preservation and renovation, or a combination).

The proposed project is a full rehabilitation, adaptive reuse remodel of the second floor into upscale office space. Currently, the second floor of the property is used as residential apartment units. Due to deferred renovation and maintenance, the apartments are not achieving their highest and best use. The windows need to be replaced in order for the space to reach greater energy efficiency and improved lighting. The exterior of the property will be unchanged other than an overdue surface cleaning to restore the exterior to its original condition.

The interior of the second floor will be completely gutted and remodeled into high-end office space to be leased as a single unit. The office space will have a distinct downtown character accomplished by revealing and rejuvenating the wood, steel, and brick of the existing structure. All aspects of the renovation will be geared toward maintaining the historic value of the property.

7. Project Description. Describe scope of work, including a detailed cost estimate of the work to be completed, and justification that the improvements will meet the State's 50% investment criteria.

The interior of the second floor will be completely gutted and remodeled into office space suitable for a tenant in a professional service sector or an established technology firm. The ceilings will be fully exposed to reveal the existing structural detail. All ceiling lighting, electrical, and HVAC will remain exposed (electric in steel conduit). The floors will be finished with a wood product and high quality carpet in portions of the property. All permanent cabinets, interior doors, and millwork will be made of natural wood and all counter surfaces will be made of natural stone. The windows will be replaced with code-approved aluminum or fiberglass windows.

The preliminary construction cost estimate for all work performed on the property will total approximately $148,000. The property is currently valued at $280,400. This adaptive reuse project will significantly increase the property's value, future ad valorem taxes to the City, and increase the overall appeal of Fargo's downtown.

Please provide a break out of "capital improvements", as defined in Attachment B, and justification that the project will meet the City's investment guidelines.

This project meets all Renaissance Zone guidelines as defined in Attachment B. A break out of the capital improvements and adherence to the City's investment guidelines is as follows:

1) Use consistent with the plan, as per "Vision and Goals" and "Redevelopment Strategies" outlined in this document

In addition to the criteria more specifically detailed below, this project will increase the diversity and vibrancy of Fargo's downtown community. The north end of Broadway has received less attention than any blocks south of the property, toward Main Avenue. Rejuvenation of the property will further balance the effort and focus already present in Fargo's downtown.

2) Exterior rehabilitation sufficient to eliminate any and all deteriorated conditions that are visible on the exterior of the building.

This project will revitalize the exterior of the property. The original brick exterior is currently intact, but would greatly benefit from a long awaited cleaning. In addition, replacing the 1960s-era windows with windows more aligned with the period of the property will reinstate the exterior aesthetic of the property.

3) Minimum level of investment

This project meets the commercial investment threshold. The estimated cost of the project, stated above, equates to 52% of the total value of the property and will result in a cost of $57 per square foot.

4) Project scope that addresses the interior and exterior of the building in a comprehensive and complete manner.

The scope of the project is extensive. The property exterior will be cleaned and restored to its original state, or as close as possible via cleaning the brick surface.

As previously stated, the first floor of the property was recently renovated. This project will bring the second floor to the same quality as the first floor and will therefore complete a full renovation of the property.

Also describe anticipated tenant mix and the expected date of occupancy, completion, lease, or rehabilitation.

The completed project will consist of one office unit. The estimated completion month is June 2017 with tenant occupancy to occur shortly thereafter.

If this is a residential purchase project, will this be your primary residence?

N/A.

8. Describe how the project enhances the stated Renaissance Zone goals and objectives, being as specific as possible (see Attachment C)

Activity Generators. In its current state, the property generates very little activity for the downtown community. The apartment units are very difficult to keep occupied due to the general lack of amenities and deferred maintenance. By transforming the property into office space suitable for a professional service firm, the property will generate significantly more activity due to visiting clients/customers and other business activity of the office tenant.

Walkable Districts. The project will improve the overall walkability of the downtown community by creating an additional attraction on the extreme north end of Broadway. Moreover, the added office space will complement the existing retail and restaurant businesses operating on the same block of Broadway. Office workers, clients/customers, and other office visitors will be regular pedestrian visitors to the property.

Urban Design. The project will expose the structural materials (wood beams, steel plating, and original brick) on the interior of the property. Additionally, replacing the windows and removing the window air conditioning units will create an exterior that is much more inviting to pedestrians and others viewing the property from Broadway. Moreover, with natural light passing through the entire space, from exterior wall to exterior wall, the property will be much more appealing both inside and out.

Downtown Entryways. The property is located at the north entry to the Broadway downtown community. Currently, the property is underutilized and overlooked. Transforming the second floor of the property to upscale office space will create additional positive aesthetic appeal at the north entry of Broadway.

The Place to Be. Creating additional upscale office space will increase activity in the downtown community. The additional employees and clients/customers visiting the property will be likely to participate in the downtown community activity simply due to proximity and exposure to downtown. We are confident the project will provide additional strength and support to the downtown community and we're excited to see it in action.

Connections and Coordination. The project will further balance the revitalization efforts focused on the downtown community. The Ford Building is a beautiful property and great asset of the north portion of Broadway. With so many incredible projects completed or underway throughout the south portion of Broadway, the project will provide further continuity in the connections throughout the entire downtown stretch of Broadway.

9. Extent of the exterior rehabilitation (demonstrated improvement to "public" face of building) – include plans and/or renderings, if available. Please include floor plans if you have them.

The project will include a restorative cleaning of the property exterior and installation of new steel stairs on the north side of the property. Additionally, the project will include replacing all windows on the second floor. Last, all window air conditioning units will be removed and replaced with a new central air unit, which will significantly improve the exterior aesthetic value of the property.

10. Describe how the project fits under the Zone's development guidelines (Attachment D)

This project meets 4 of the 5 Development Guidelines in the following ways:

- High priority land use: This project will convert the second floor of the property from neglected apartment units to upscale office space on the north end of Broadway.
- Target areas: With the property situated in the 500 block of Broadway, this project will significantly improve the north downtown entryway.
- Public space: This project will continue to feature main floor retail space and will create second floor office space. Once the office space is leased, the project will increase pedestrian traffic on the north end of downtown.
- Investment: The project will require capital investment of $148,000, which is more than one-half of the total property value and will amount to a cost of $57 per square foot.

11. List of public and private financial commitments. If the project is funded by the Renaissance Zone Fund, describe type of funding and amounts.

For this project to move forward, it is necessary that it be approved for Renaissance Zone benefits, including the full real estate tax abatement and the maximum allowable income tax abatement for the property owners. Under the current budget, this project is not financially viable without both of these benefits. The owners are excited to make this commitment and contribution to the downtown community and look forward to positively impacting Fargo's downtown community.

12. Estimated tax impact of Zone incentives to the applicant: List the current true and full value of the building, the current annual property tax on the building, the estimated value of the building after improvements have been completed, and the estimated five-year impact. Estimate the potential annual income tax savings. There will be no involvement of a Renaissance Zone Fund.

Current Assessed Value: $264,400

Current Annual Property Taxes: $4,197

2017 Estimated Value After Improvements: $414,400

5 Year Impact of Property Tax Abatement: $20,985

Estimated Income Tax Savings: $0.00

13. Provide evidence that the applicant is current on state and local taxes (Certificate of Good Standing from State Tax Commissioner (see Attachment E) and receipt showing proof that local taxes have been paid.

North 500 Block, LLC and Icon Properties, LLP have submitted applications for a certificate of good standing and will provide upon receipt.

Submit Project Proposals to:
Department of Planning and Development, 200 N 3rd Street, Fargo, ND 58102
Phone 701-241-1474

STATE OF NORTH DAKOTA

OFFICE OF STATE TAX COMMISSIONER

Ryan Rauschenberger, Commissioner

November 30, 2016 Ref: L1372876032

ICON PROPERTIES LLP
PO BOX 7296
FARGO ND 58106-7296

RE: Renaissance Zone Certificate Of Good Standing, State Income And Sales Taxes Only

This letter is evidence of good standing as required by the North Dakota Division of Community Services for purposes of obtaining final approval of a renaissance zone project.

As of the date of this letter, the records in the North Dakota Office of State Tax Commissioner do not show probable cause to believe that any income taxes (including income tax withheld from wages) or sales and use taxes are due and owing to the State of North Dakota by the following taxpayer:

Taxpayer's Name: ICON PROPERTIES LLP
SSN or FEIN: 46-4827363

The enclosed copy of this letter must be submitted (as part of the zone project application) to the local zone authority for the renaissance zone in which the proposed zone project will be located. Please keep this original letter for your records.

/s/ Lorie Bowker
Lorie Bowker
Supervisor, Individual Income Tax and Withholding
Phone: (701) 328-1296
Email: lbowker@nd.gov

Enc.

STATE OF NORTH DAKOTA

OFFICE OF STATE TAX COMMISSIONER

Ryan Rauschenberger, Commissioner

November 28, 2016 Ref: L0739224832

NORTH 500 BLOCK, LLC
1 2ND ST N STE 102
FARGO ND 58102-4807

RE: Renaissance Zone Certificate Of Good Standing, State Income And Sales Taxes Only

This letter is evidence of good standing as required by the North Dakota Division of Community Services for purposes of obtaining final approval of a renaissance zone project.

As of the date of this letter, the records in the North Dakota Office of State Tax Commissioner do not show probable cause to believe that any income taxes (including income tax withheld from wages) or sales and use taxes are due and owing to the State of North Dakota by the following taxpayer:

Taxpayer's Name: NORTH 500 BLOCK, LLC
SSN or FEIN: 81-3050808

The enclosed copy of this letter must be submitted (as part of the zone project application) to the local zone authority for the renaissance zone in which the proposed zone project will be located. Please keep this original letter for your records.

/s/ Lorie Bowker
Lorie Bowker
Supervisor, Individual Income Tax and Withholding
Phone: (701) 328-1296
Email: lbowker@nd.gov

Enc.

IDELKOPE
506

M E M O R A N D U M

TO: **ALL DEPARTMENTS**

FROM: **ALBERT GIBSON, PLANNING AND DEVELOPMENT DEPARTMENT**

DATE: **DECEMBER 13, 2016**

SUBJECT: **2017 RENAISSANCE ZONE AUTHORITY MEETING SCHEDULE**

Listed below are the Renaissance Zone Authority meeting dates for calendar year 2017.

2017 Meeting Schedule

Renaissance Zone Authority Meetings
January 25
February 22
March 22
April 26
May 24
June 28
July 26
August 23
September 27
October 25
**November 22 or ??
**December 27 or ??
Renaissance Zone Authority meetings will be held the 4th Wednesday of each month at 8:00 a.m. in the City Commission Room, City Hall. **November and December – Alternative dates due to holiday schedules.

DRAFT